



NOW OR FORMERLY
PICKUPS PLUS INC.
CALLED 1.4413 ACRES
7687/289

NOW OR FORMERLY
APEXONE BUCKNER LLC
CALLED 10.91 ACRES
11902/67

NOW OR FORMERLY
BLINN COLLEGE
CALLED 2.991 ACRES
RECORDING INFO COULD
NOT BE FOUND

P.O.B. = POINT OF BEGINNING

NOW OR FORMERLY
BLINN COLLEGE
CALLED 2.991 ACRES
RECORDING INFO COULD
NOT BE FOUND

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	1500.00	08°03'11"	210.83	N 76°49'03" W	210.66

FINAL PLAT

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EAST 29TH STREET
(VARIABLE WIDTH R.O.W.)

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	1500.00	08°03'11"	210.83	N 76°49'03" W	210.66

METES AND BOUNDS DESCRIPTION OF A 1.15 ACRES TRACT JOHN AUSTIN LEAGUE, A-2 BRAZOS COUNTY, TEXAS

Being a tract of land containing 1.15 acres, out of the John Austin League, A-2, in Brazos County, Texas, also being the remainder of a called 1.248 acres, owned by Harold W. Sweet and Carmen J. Sweet (Sweet), as recorded in Volume 6601, Page 294 of the Brazos County Official Records (B.C.O.R.), the said 1.15 acres tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the north corner of this tract, also being a point along the southeast line of a Private 50' Street Reservation (Street Reservation), as recorded in Volume 85, Page 204 of the Brazos County Deed Records (B.C.D.R.), also being a west corner of a called 2.991 acres tract, now or formerly owned by Blinn College (Blinn), for which no recording information could be found;

THENCE along the common line of this tract and the said Blinn tract, the following calls and distances:

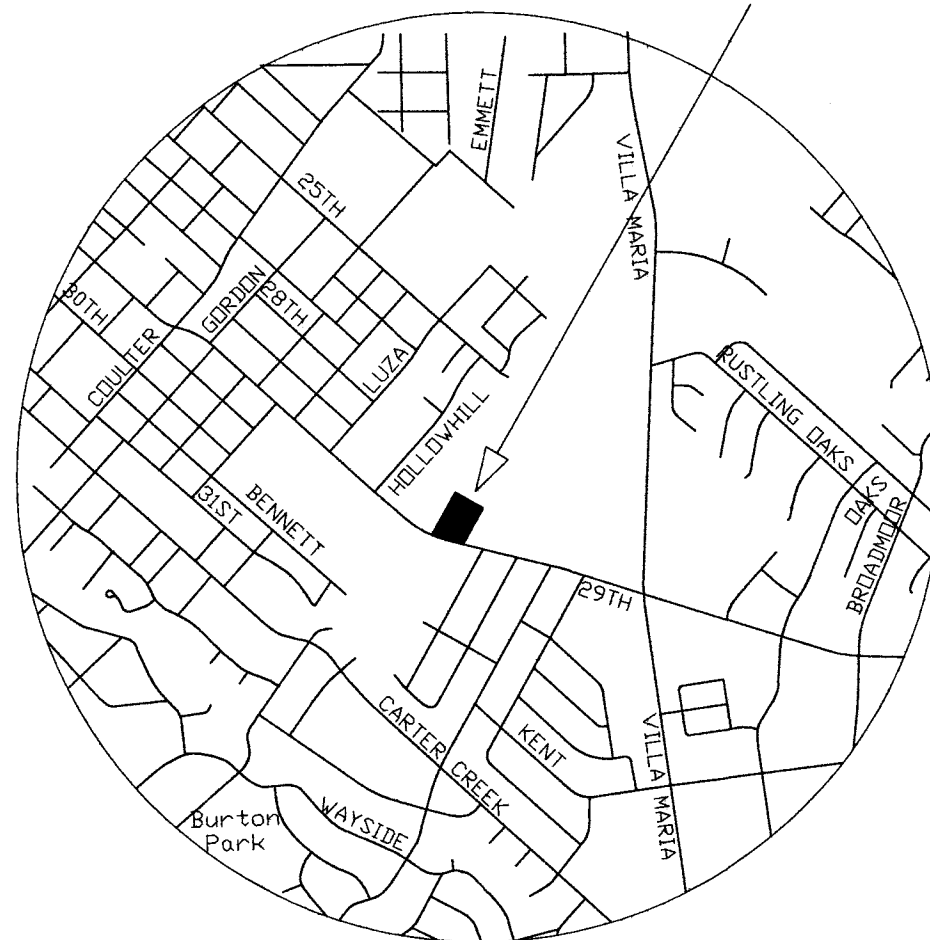
South 73°36'58" East, a distance of 210.82 feet to a 1/2" iron rod found for the east corner of this tract, also being an interior corner of the said Blinn tract;

South 16°30'39" West, a distance of 230.14 feet to a 1/2" iron rod found for the south corner of this tract, also being a west corner of the said Blinn tract, also being the east corner of a called 0.1059 acres right-of-way dedication, owned by the City of Bryan (COB), as recorded in Volume 7613, Page 208 of the B.C.O.R., also being a point along the northeast right-of-way of East 29th Street, a variable width right-of-way;

THENCE along the common line of this tract, the said COB tract and the said northeast right-of-way of East 29th Street, around a curve to the right having a delta angle of 08°03'11", an arc distance of 210.83 feet, a radius of 1500.00 feet, and a chord of North 76°49'03" West, a distance of 210.66 feet to a 1/2" iron rod found for the west corner of this tract, also being a point along the northeast right-of-way of the said East 29th Street, also being the north corner of the said COB tract, also being a point along the southeast line of the said Street Reservation;

THENCE along the common line of this tract and the said Street Reservation, North 16°23'20" East, a distance of 241.90 feet to the **PLACE OF BEGINNING** containing 1.15 acres.

PROJECT LOCATION



VICINITY MAP
NOT TO SCALE

Survey Notes:

- The bearings of this survey are referenced to the Texas State Plane Coordinate System, Lambert Projection, Central Zone, NAD 83, also being rotated from a 1/2" iron rod found for the northwest corner of this tract, rotated to a 1/2" iron rod found for the northeast corner of this tract.
- All setbacks shall be in accordance with applicable City of Bryan ordinances and regulations.
- Subject tract does not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041C0215F, dated: April 2, 2014.
- Drawing Scale is 1"=40'
- Technician: C. Howard; Field Crew: J. Arevalo

I, _____, the Chairman of the Planning & Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the _____ day of _____, 20____, and the same was duly approved _____ day of _____, 20____ by said Commission.

Chairman, Planning & Zoning
Commission, Bryan, Texas

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____.

City Engineer, Bryan, Texas

I, _____, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____.

City Planner
Bryan, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, the County Clerk in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office _____ day of _____, 20____, in the Official Records of Brazos County in Volume _____, Page _____.

County Clerk, Brazos County, Texas

I/We, _____, the owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Deed Records of Brazos County in Vol(s) _____, Page(s) _____, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

OWNER(S)

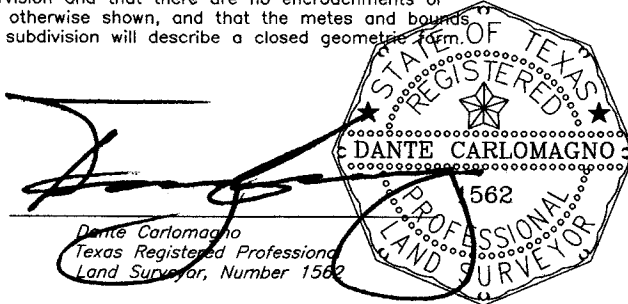
STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally

appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated. Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public, _____ County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS
I, Dante Carlomagno, Texas Registered Professional Land Surveyor No. 1562, do hereby certify that the above survey is a true and accurate representation of an actual on the ground survey made under my supervision and that there are no encroachments or overlaps unless otherwise shown, and that the metes and bounds describing said subdivision will describe a closed geometric form.



SURVEY LEGEND	
SUBJECT PROPERTY LINE	COVERED CONC.
ELECTRICAL LINE	WATER METER
CHAINLINK FENCE	WATER VALVE
WOOD FENCE	FIRE HYDRANT
BARRIQUADE FENCE	ELECTRIC METER
DRAINAGE EASEMENT	FURNACE
ELECTRICAL EASEMENT	TRANSFORMER
RIGHT-OF-WAY EASEMENT	GAS METER
UTILITY EASEMENT	PROPANE TANK
SEWERAGE BUILDING LINE	SEWAGE MANHOLE
PLATED BUILDING LINE	SEPTIC TANK
RESTRICTION BUILDING LINE	TELEPHONE PEDESTAL
1/2" IRON ROD FOUND	PROPERTY CORNER
CONCRETE MONUMENT	EASEMENT CORNER
5/8" IRON ROD WITH ORANGE PLASTIC CAP	
MARKED "CARLOMAGNO - RPLS 1562" SET	

NOV 05 2015

RECEIVED
FINAL PLAT OF
LOT 15, BLOCK 12
JOHN AUSTIN LEAGUE, A-2
SWEET'S ENCLAVE
1.15 ACRES
CITY OF BRYAN
BRAZOS COUNTY, TEXAS

ACREAGE: 1.15 LOCATED IN: JOHN AUSTIN LEAGUE, A-2
CALLED: LOT 15, BLOCK 12, 1.1421 ACRES
ALSO BEING: SAME TRACT IN 6601/294
STREET ADDRESS: 2000 EAST 29TH STREET
CITY: BRYAN COUNTY: BRAZOS
SURVEYED FOR: HAROLD W. AND CARMEN J. SWEET
2000 EAST 29TH STREET
BRYAN, TX 77802

Carlomagno Surveying, Inc.
2714 Finletter Road, Bryan, Texas 77801
PHONE: (979)775-2873 FAX: (979)775-4787
www.CarlomagnoSurveying.com

FILE NO. 15072-REPLAT-REV.dwg SURVEY DATE: 08/03/2015
SHEET 1 OF 1 REVISED: 10/15/2015